

October 2, 2025



Cushing Terrell
Gregory Rivara
1700 Broadway, Suite 1200
Denver, Co 80290

Planning Department
City of ABQ
600 2nd St NW
ABQ, NM 87102

RE: Justification Letter - Costco #116 – Freshline Remodel at 120 Renaissance BLVD, ABQ, NM 87107

Cushing Terrell is pleased to provide a Justification Letter for the proposed development of the Costco #116 Freshline Remodel. The project site is located on the southeast corner of the intersection of Renaissance Blvd and Alexander BLVD, City of ABQ, County of Bernalillo, State of New Mexico. The project is situated on 16.30 acres and is bounded by Renaissance BLVD to the north, existing lot to the east, Alexander BLVD to the West, and Montana RD to the south.

The proposed project includes a 2,992 sq. ft. building addition, along with associated curb and gutter and new landscaped areas. The interior scope of work includes installation of a new 56' produce line-up case, interior plumbing modifications within the freshline departments (bakery, deli, rotisserie, and meat prep), and demolition of existing equipment and infrastructure. This includes the 12' D-5 produce line-up case, drive-in POS freezer, skinny POS cooler, and associated racking and pallets.

To better serve customers and enhance operational efficiency, the entire Freshline area at the back of the store will be fully remodeled. This includes demolishing the current layout to make way for a modernized Freshline and updated support spaces that reflect current design standards. The existing equipment platform will be removed to facilitate a more efficient equipment layout that supports the new concept. Additionally, the D-5 and M-1 Islands will be relocated within the sales floor to ensure optimal integration with the redesigned Freshline experience. To support expanded capabilities and improve product flow, a portion of the exterior wall, along with adjacent parking spaces, curbs, and landscaping, will be removed to accommodate a new exterior Produce Cooler and Bakery Freezer. All affected exterior areas will be reconstructed with new curbs, landscaping, and striping to ensure compliance with ADA requirements and maintain safe, efficient vehicle access.

Cushing Terrell is seeking guidance on the Site Plan and Building Permit approval processes for the scope of work outlined above. Additionally, please provide information regarding any supporting submittal requirements, review timelines, or public hearings associated with the permit process for the proposed project.

Sincerely,
Gregory Rivara, Civil Engineer

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